

Brownfields Assessment Demonstration Pilot

Renton, WA

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Since 1995, EPA has funded more than 200 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

EPA has selected the City of Renton for a Brownfields Pilot. Originally a timber and coal town, Renton is located in southwest Washington about ten miles northwest of downtown Seattle. The city's industrial history has resulted in more than 20 brownfields, most of which are concentrated in the Port Quendall industrial area located on Lake Washington. More than 20 percent of the city's 47,000 residents have low incomes and the poverty rate is 7 percent. Additionally, Boeing, which represents 50 percent of the city's employment, has eliminated approximately 8,000 local jobs within the past five years.

In 1996 and 1997, a private developer spent \$4 million investigating a 23-acre portion of the Port Quendall industrial area called the Quendall Terminals site, which operated as a coal tar refining plant from 1916 to 1969. The investigation determined the presence of benzene, creosote, and arsenic in more than 20 acres of contaminated lake, shoreline, and inland property. In 1998, the city invested an additional \$600,000 towards the redevelopment of the Quendall Terminals property. However, additional environmental assessment, including wood waste toxicity testing and arsenic sampling of nearby lake sediments, is required in order to fulfill regulatory regulations before cleanup and redevelopment may proceed.

PILOT SNAPSHOT



Renton, Washington

Date of Announcement:
March 1999

Amount: \$200,000

Profile: The Pilot targets the 23-acre Quendall Terminals site within the Port Quendall industrial area.

Contacts:

City of Renton
Department of Economic
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Regional Brownfields Team
U.S. EPA - Region 10
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Visit the EPA Region 10 Brownfields web site at:
<http://epainotes1.rtpnc.epa.gov:7777/r10/cleanup.nsf/webpage/Brownfields>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:
<http://www.epa.gov/brownfields/>

OBJECTIVES

With the addition of the Pilot assessment activities at the Quendall Terminals site, the city plans to create a public waterfront park and sell the larger portion of the property for mixed-use redevelopment. The city anticipates that the redeveloped site will include 1.5 million square feet of office space, a hotel, conference center, and restaurants, and will create 5,000 new jobs and significant city, county, and state tax revenue. Because of its central location, successful redevelopment of the Quendall Terminals site will enable redevelopment of a larger, 68-acre area. The cleanup of these properties will involve restoration of Lake Washington shoreline, which in turn will benefit many wildlife species, including sockeye and chinook salmon. The city park will provide permanent public access to the lake and recreational opportunities.

ACCOMPLISHMENTS AND ACTIVITIES

Activities planned as part of this Pilot include:

- Performing arsenic and wood waste sediment characterization immediately offshore the Quendall Terminals property;
- Completing the cleanup action plan and agreements with the Washington State Department of Ecology (WSDE);
- Facilitating cleanup and restoration with the WSDE, Port of Seattle, King County, U.S. Army Corps of Engineers, and private developers;
- Leveraging \$400,000 for shoreline restoration from the WSDE; and
- Leveraging additional cleanup and redevelopment funding and technical assistance from the U.S. Army Corps of Engineers, the Port of Seattle, King County, and private developers.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.